

LANCASTER COUNTY PLANNING COMMISSION

AGENDA for Regular Meeting

DATE: 13 September 2004

PLACE : **Agenda Briefing:** Lancaster Chamber of Commerce, **Room #3**,
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania – TIME: **2:30 p.m.**

PLACE : **Public Meeting:** Lancaster Chamber of Commerce, **Room #2**,
Southern Market Center, 100 South Queen Street, Lancaster, Pennsylvania – TIME: **4:00 p.m.**

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 23 August 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Granny Flat**, Jeanette Meeder, Little Britain Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

- a. **#03-83**, Board of Supervisors of Little Britain Township, Little Britain Township, 120-day Extension of Time, (*Recommended for Approval*)

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#79-30-2**, Ella M. Kauffman, Sadsbury Township, (*Recommended for Conditional Approval*)
- b. **#02-156C**, Greentree Business Center – Phase III, Lots 1 & 2, Manheim Borough, (*Recommended for Conditional Approval*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#65-17-5C**, John G. Bright, Ephrata Borough, (*Recommended for Conditional Approval*)
- b. **#65-127-1**, Harold B. & Miriam G. Good, West Cocalico Township, (*Recommended for Conditional Approval*)
- c. **#65-147-3B**, The Lakes at Donegal Springs – Phase 2, Mount Joy Borough, (*Recommended for Unconditional Approval*)
- d. **#69-73-2**, Matt Zimmerman, Rapho Township, (*Recommended for Conditional Approval*)
- e. **#69-79-4B**, Red Rose Steel Partnership, LP, Ephrata Borough, (*Recommended for Unconditional Approval*)
- f. **#71-229-1B**, Kenneth M. & Alma R. Sensenig, Earl Township, (*Recommended for Conditional Approval*)
- g. **#73-441A(a)**, Lancaster Area Sewer Authority, East Hempfield Township, (*Recommended for Conditional Approval*)
- h. **#76-98-6A**, Sweetbriar Creek – Phase I, Penn Township, (*Recommended for Conditional Approval*)

- i. **#76-378B**, Samuel K. Petersheim, Salisbury Township, (*Recommended for Conditional Approval*)
- j. **#78-40-3**, Groff's Farm Restaurant & Golf Club, East Donegal Township, (*Recommended for Conditional Approval*)
- k. **#79-285-2A**, Redcay College Campuses of Lot 1 – HACC Campus, East Lampeter Township, (*Recommended for Disapproval*)
- l. **#80-20-1**, Nathan L. Martin & Anna M. Martin, East Cocalico and Ephrata Townships, (*Recommended for Conditional Approval*)
- m. **#81-359-1**, Eli S. & Sarah K. King, Earl Township, (*Recommended for Conditional Approval*)
- n. **#84-256-1**, Philippine T. Young, East Lampeter Township, (*Recommended for Conditional Approval*)
- o. **#87-290B(a)**, J. Robert Findley, Providence Township, (*Recommended for Conditional Approval*)
- p. **#87-440-1D**, Hospitality Builders, Inc., Warwick Township, (*Recommended for Conditional Approval*)
- q. **#90-141A**, Municipal Drive, Manheim Township, (*Recommended for Conditional Approval*)
- r. **#94-159-1**, Graybill Farms, West Donegal Township, (*Recommended for Conditional Approval*)
- s. **#95-127A**, Evan R. Lapp, Salisbury Township, (*Recommended for Conditional Approval*)
- t. **#02-21B**, Trajan & Karen Putnik, Warwick Township, (*Recommended for Conditional Approval*)
- u. **#04-85**, Manheim Township High School – Neffsville Campus, Manheim Township, (*Recommended for Conditional Approval*)
- v. **#04-87**, George H. Martin, Earl Township, (*Recommended for Conditional Approval*)
- w. **#04-88**, Daniel K. Glick, Jr. Paradise Township, (*Recommended for Conditional Approval*)
- x. **#04-89**, Paradise Sportsmen's Association, Paradise Township, (*Recommended for Conditional Approval*)
- y. **#04-90**, John Stewart, Ephrata Borough, (*Recommended for Unconditional Approval*)
- z. **#04-91**, Barry J. Baldwin at Kerr Glass Manufacturing Plant, Lancaster City, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:

- a. **Fisher**, Christ S., Fulton Township
- b. **King**, John & Katie, Salisbury Township
- c. **Lapp**, Amos, Pequea Township
- d. **#65-127-1**, Harold B. & Miriam G. Good, West Cocalico Township
- e. **#72-66-4**, Buck Run Estates – Phases II & III, Conestoga Township
- f. **#78-40-3**, Groff's Farm Restaurant & Golf Club, East Donegal Township

- g. **#79-30-2**, Ella M. Kauffman, Sadsbury Township
- h. **#84-370-2**, Woodcrest Villa – Phases IV – VII, East Hempfield Township
- i. **#85-395E**, Timberline Estates, East Earl Township
- j. **#87-440-12D**, Hospitality Builders, Inc., Warwick Township
- k. **#89-176-1**, Aaron H. Zimmerman, Earl Township
- l. **#04-51**, Lot No. 1 for Victor S. & Melody J. Martin, West Earl Township
- m. **#04-69**, Melvin M. Martin, West Earl Township
- n. **#04-93**, Jacob Toews, Jr., Manor Township

7. Requests for Community Planning Reviews:

- a. **#11-38**, Columbia Borough, Proposed vacation of a portion of Washington Street and Avenue between Lancaster Avenue U and Barbar Street.
- b. **#31-147**, East Lampeter Township, Proposed ASA (*Agricultural Security Area*).
- c. **#55-26**, Sadsbury Township, Proposed vacation of a portion of Buck Hill Road between Country Lane and Smyrna Road.
- d. LCPC File #: **04-92**, Lancaster City, Proposed Planned Residential Development of 12 lots on 0.63 acres situated on 100 block of South Plum Street, (***Report Forthcoming***)

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 27 September 2004.